



**North Lake Tahoe - Truckee Region
Real Estate Market Report
2016 Vs. 2015**

6-Month Overall Market Review (January - June)

SINGLE FAMILY HOMES

TOTAL MARKET SUMMARY

North Lake Tahoe and Truckee (Areas 1-9)

Statistics	2016	2015	% Change
Units Sold	471	411	14.6%
Sales Volume	\$469,538,632	\$343,397,862	36.7%
Median Sales Price	\$615,000	\$550,000	11.8%
Average Sales Price	\$1,003,287	\$835,517	20.1%
Units Sold Under \$500,000	157	163	-3.7%
Units Sold - \$500,000-\$999,999	197	192	2.6%
Units Sold Over \$1,000,000	117	56	108.9%
Days on Market (Median)	54	46	17.4%
Days on Market (Average)	110	112	-1.8%

CONDOMINIUMS -TOWNHOMES

TOTAL MARKET SUMMARY

North Lake Tahoe and Truckee (Areas 1-9)

Statistics	2016	2015	% Change
Units Sold	133	105	26.7%
Sales Volume	\$64,092,783	\$48,890,983	31.1%
Median Sales Price	\$360,000	\$345,000	4.3%
Average Sales Price	\$485,551	\$465,628	4.3%
Units Sold Under \$500,000	107	80	33.8%
Units Sold Over \$500,000	26	25	4.0%
Days on Market (Median)	52	41	26.8%
Days on Market (Average)	114	100	14.0%

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NORTH LAKE TAHOE SUMMARY (Areas 1-5)

Kings Beach to Tahoe City to Emerald Bay

Statistics	2016	2015	% Change
Units Sold	127	145	-12.4%
Sales Volume	\$112,641,182	\$130,955,337	-14.0%
Median Sales Price	\$570,000	\$557,500	2.2%
Average Sales Price	\$886,938	\$903,140	-1.8%
Units Sold Under \$500,000	49	55	-10.9%
Units Sold - \$500,000-\$999,999	54	70	-22.9%
Units Sold Over \$1,000,000	24	20	20.0%
Days on Market (Median)	74	69	7.2%
Days on Market (Average)	110	142	-22.5%

CONDOMINIUMS -TOWNHOMES

NORTH LAKE TAHOE SUMMARY (Areas 1-5)

Kings Beach to Tahoe City to Emerald Bay

Statistics	2016	2015	% Change
Units Sold	26	30	-13.3%
Sales Volume	\$8,960,310	\$13,527,425	-33.8%
Median Sales Price	\$302,500	\$327,000	-7.5%
Average Sales Price	\$344,627	\$450,914	-23.6%
Units Sold Under \$500,000	23	23	0.0%
Units Sold Over \$500,000	3	7	-57.1%
Days on Market (Median)	89	32	178.1%
Days on Market (Average)	148	48	208.3%

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SQUAW VALLEY - ALPINE MEADOWS SUMMARY (Area 6)

Squaw/Olympic Valley - Alpine Meadows - Truckee River

Statistics	2016	2015	% Change
Units Sold	26	17	52.9%
Sales Volume	\$32,049,000	\$14,228,100	125.3%
Median Sales Price	\$924,345	\$783,600	18.0%
Average Sales Price	\$1,232,653	\$836,947	47.3%
Units Sold Under \$500,000	2	4	-50.0%
Units Sold - \$500,000-\$999,999	12	9	33.3%
Units Sold Over \$1,000,000	12	4	200.0%
Days on Market (Median)	141	121	16.5%
Days on Market (Average)	244	123	98.4%

CONDOMINIUMS -TOWNHOMES

SQUAW VALLEY - ALPINE MEADOWS SUMMARY (Area 6)

Squaw/Olympic Valley - Alpine Meadows - Truckee River

Statistics	2016	2015	% Change
Units Sold	21	16	31.3%
Sales Volume	\$7,797,500	\$7,556,500	3.2%
Median Sales Price	\$360,000	\$322,500	11.6%
Average Sales Price	\$371,309	\$472,281	-21.4%
Units Sold Under \$500,000	18	11	63.6%
Units Sold Over \$500,000	3	5	-40.0%
Days on Market (Median)	128	224	-42.9%
Days on Market (Average)	206	262	-21.4%

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TRUCKEE MARKET SUMMARY (Areas 7-9)

Truckee - Glenshire - Martis Valley - Tahoe Donner - Donner Summit

Statistics	2016	2015	% Change
Units Sold	318	249	27.7%
Sales Volume	\$324,828,450	\$198,214,426	63.9%
Median Sales Price	\$617,306	\$540,000	14.3%
Average Sales Price	\$1,031,264	\$796,041	29.5%
Units Sold Under \$500,000	106	104	1.9%
Units Sold - \$500,000-\$999,999	131	113	15.9%
Units Sold Over \$1,000,000	81	32	153.1%
Days on Market (Median)	43	41	4.9%
Days on Market (Average)	99	93	6.5%

CONDOMINIUMS -TOWNHOMES

TRUCKEE MARKET SUMMARY (Areas 7-9)

Truckee - Glenshire - Martis Valley - Tahoe Donner - Donner Summit

Statistics	2016	2015	% Change
Units Sold	86	59	45.8%
Sales Volume	\$47,334,973	\$27,807,058	70.2%
Median Sales Price	\$383,000	\$372,000	3.0%
Average Sales Price	\$556,882	\$471,306	18.2%
Units Sold Under \$500,000	65	46	41.3%
Units Sold Over \$500,000	21	13	61.5%
Days on Market (Median)	39	33	18.2%
Days on Market (Average)	82	83	-1.2%

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**TAHOE DONNER SUMMARY (Area 9TD)
Tahoe Donner (Units 1-11)**

Statistics	2016	2015	% Change
Units Sold	111	92	20.7%
Sales Volume	\$76,947,224	\$59,240,200	29.9%
Median Sales Price	\$615,100	\$567,500	8.4%
Average Sales Price	\$693,218	\$643,915	7.7%
Units Sold Under \$500,000	29	26	11.5%
Units Sold - \$500,000-\$999,999	61	61	0.0%
Units Sold Over \$1,000,000	21	5	320.0%
Days on Market (Median)	37	36	2.8%
Days on Market (Average)	77	67	14.9%

CONDOMINIUMS -TOWNHOMES

**TAHOE DONNER SUMMARY (Area 9TD)
Tahoe Donner (Units 1-11)**

Statistics	2016	2015	% Change
Units Sold	32	15	113.3%
Sales Volume	\$9,174,400	\$4,721,500	94.3%
Median Sales Price	\$299,500	\$297,000	0.8%
Average Sales Price	\$286,700	\$314,766	-8.9%
Units Sold Under \$500,000	31	14	121.4%
Units Sold Over \$500,000	1	1	0.0%
Days on Market (Median)	23	36	-36.1%
Days on Market (Average)	40	44	-9.1%

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SERENE LAKES SUMMARY (Area 875)

Serene Lakes Area

Statistics	2016	2015	% Change
Units Sold	17	12	41.7%
Sales Volume	\$10,919,000	\$6,091,625	79.2%
Median Sales Price	\$625,000	\$469,000	33.3%
Average Sales Price	\$642,294	\$507,635	26.5%
Units Sold Under \$500,000	6	7	-14.3%
Units Sold - \$500,000-\$999,999	9	5	80.0%
Units Sold Over \$1,000,000	2	0	200.0%
Days on Market (Median)	22	24	-8.3%
Days on Market (Average)	75	92	-18.5%

SINGLE FAMILY HOMES

SODA SPRINGS-PLAVADA-KINGVALE SUMMARY

Soda Springs-Plavada-Kingvale (Areas 862-873-874-876)

Statistics	2016	2015	% Change
Units Sold	8	9	-11.1%
Sales Volume	\$3,018,000	\$3,167,319	-4.7%
Median Sales Price	\$356,000	\$330,000	7.9%
Average Sales Price	\$377,250	\$351,924	7.2%
Units Sold Under \$500,000	7	8	-12.5%
Units Sold - \$500,000-\$999,999	1	1	0.0%
Units Sold Over \$1,000,000	0	0	0.0%
Days on Market (Median)	77	99	-22.2%
Days on Market (Average)	160	121	32.2%

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